

ENF Environmental Notification Form

For Office Use Only Executive Office of Environmental Affairs	
EOEA No.:	14108
MEPA Analyst:	Aisling Eplington
Phone: 617-626-	X 1024

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Genzyme Corporation – Allston Landing Manufacturing Facility Expansion		
Street: 500 Soldiers Field Road		
Municipality: Boston (Allston)	Watershed: Charles	
Universal Transverse Mercator Coordinates: 325583.0 E, 4692198.3 N	Latitude: 42° 21' 42.35" N Longitude: 71° 07' 05.42" W	
Estimated commencement date: Aug 2007	Estimated completion date: Sept 2009	
Approximate cost: \$123,000,000	Status of project design: 75 %complete	
Proponent: Genzyme Corporation		
Street: 500 Kendall Street		
Municipality: Cambridge	State: MA	Zip Code: 02142
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Edward Hutchinson		
Firm/Agency: Tetra Tech Rizzo	Street: One Grant Street	
Municipality: Framingham	State: MA	Zip Code: 01701-9005
Phone: (508) 903-2078	Fax: (508) 903-2001	E-mail: ed.hutchinson@tetrattech.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. 8907) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8)) Yes No
 - a Special Review Procedure? (see 301 CMR 11.09) Yes No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
 - a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): **None**

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals:

Boston Redevelopment Authority – Project Notification Form, Large Project Review, Design Review, Amendment to Chapter 121A Approval, Transportation Access Plan Agreement; Boston Inspectional Services – Building Permit; Boston Parks & Recreation Commission-Approval for Construction Work Within 100' of a Park/Parkway; Boston Water & Sewer Commission-Site Plan Review; Boston Public Works Department-Street Opening Permit; Boston Public Safety Commission-Parking Garage Permit, Fuel Storage Permit; Massachusetts Department of Conservation and Recreation-Street Opening Permit; USEPA-NPDES General Permit for Storm Water Discharges from Construction Activities; USEPA-NPDES General Permit for Discharges from Industrial Activities

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|--|---------------------------------------|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	8.62			
New acres of land altered		0		
Acres of impervious area	4.4	1.7/(-0.6)	6.1/5.5	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage (x1,000)	183	131/60	314/374	
Number of housing units	0	0	0	
Maximum height (in feet)	120	120	120	
TRANSPORTATION				
Vehicle trips per day	1200	270/300	1470/1770	
Parking spaces	212	113/175	325/500	
WATER/WASTEWATER				
Gallons/day (GPD) of water use (x 1,000)	179	13/69	192/261	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment (x 1,000)	132	12/44	144/188	
Length of water/sewer mains (in miles)	0	0	0	

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify _____) No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify _____) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (*You may attach one additional page, if necessary.*)

(a) The subject property consists of an approximately 8.62 acre parcel of land located at 500 Soldiers Field Road at the southwest corner of Western Avenue and Soldiers Field Road in the Allston Landing area of Boston. The site was developed in 1992 as the initial phase of a multiphase development program for the site that would improve business and economic conditions in the area. Construction of the Phase I facility began in 1992 and was substantially completed by June 1994. Subsequent phases were never developed due to expiration of lease rights providing access to the required parcels. The existing buildings comprised Phase I of the development and included 183,000 gross square feet of biotechnology manufacturing and support space and included 133 parking spaces in a landscaped at-grade lot adjacent to Western Avenue. An additional 79 at-grade parking spaces were constructed in 2002. The existing site is shown on the attached Figure 1 - Site Locus Map and Figure 2 - Existing Conditions Plan.

The improvements currently proposed for the site include construction of an approximately 130,000 square-foot addition to the existing facility, installation of three new emergency generators, and the construction of 113 new at-grade parking spaces. These improvements are collectively referred to as Phase II. The building expansion includes 25,000 square feet of space that will contain a combined heat and power plant and approximately 105,000 square feet of usable expansion space comprising office and manufacturing support areas including a cafeteria. The proposed Phase II plan is shown on the attached Figure 3 - Proposed Site Plan - Phase II.

In addition, Genzyme is considering additional development at the site beyond that specifically identified in the Phase II program. This Phase III of development is anticipated to include the construction of a 500-car parking structure to replace all at-grade parking at the site and an additional 60,000 square feet of manufacturing expansion. The Phase III program is shown on the attached Figure 4 - Proposed Site Plan - Phase III. Development of Phase III is contingent and dependant on many factors including the disposition of the required lease parcels and Genzyme's future business needs.

b) In developing the Phase II and Phase III programs, Genzyme has considered several alternatives. The alternatives included; 1) a No-Build Alternative, 2) Phase II/Phase III Program in Framingham, MA (or other alternate sites including Devens, MA and Ireland), 3)Phase II as proposed, 4) Phase II and III as proposed.

In considering all of these alternatives, Genzyme had to account for any potential impact to the FDA approved Phase I facility. As demand for Genzyme's existing products continue to grow and new products are developed, the reliability and capacity of the Allston Landing Facility becomes increasingly more important. The expansion described herein, is critical to the continued and expanded production of Genzyme's life-saving enzyme replacement therapy drugs.

The Phase II program addresses the expanding technical and administrative needs associated with the current manufacturing activities at the site and the anticipated discontinuance of the facility's steam supply. As such, Alternative 1 and all variations of Alternative 2 were immediately eliminated from consideration as they did not

address the minimum space and utility needs required to maintain current production at the Allston facility.

Phase III simply seeks to leverage the considerable capacity, both intellectual and infrastructure, already in place at the facility to maximize the efficiency of any proposed expansion. The current Phase III program represents a logical progression of the site given the improvements being made under Phase II and the overall planned vision for the area.

e) Given the location of the Project within an urban area well served by utilities and transportation infrastructure no significant permanent mitigation is anticipated to accommodate either phase of development. The project's primary concerns relate to the management of storm water and traffic during construction, management of contaminated soils, construction of a building aiming for LEED Silver certification, and the complicated integration of the expansion's more modern and transparent façade to the current facility brick exterior.

The project will employ extensive erosion control measures to ensure that sediment created during construction does not migrate from the site and will file for coverage under, and maintain compliance with the NPDES General Permit for Storm Water Discharges from Construction Activities. All soils and groundwater will be managed as required under the Massachusetts Contingency Plan (MCP).

Construction traffic will be closely monitored by Genzyme and its Construction Manager. Site circulation will be modified to provide separate access areas for employees and construction vehicles while maintaining the current configuration of the site's driveway to Western Avenue. All work on the site will be coordinated with the Boston Transportation Department as part of the Project's Construction Traffic Management Plan.

The expression of the new Manufacturing Expansion addition has been designed to reflect a significantly more modern and transparent image than that of the existing facility, in keeping with Genzyme's continuing desire to embrace these qualities in their corporate culture overall. The scale, massing, and exterior building forms will closely replicate those of the existing facility, but along the new extensions of the existing east and south-facing façades, where there was previously masonry brick veneer, curtainwall glazing has been introduced as the primary exterior building material. Architectural renderings of the proposed Phase II expansion are included in Appendix B.